HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Kingston CMA

Date Released: Fourth Quarter 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

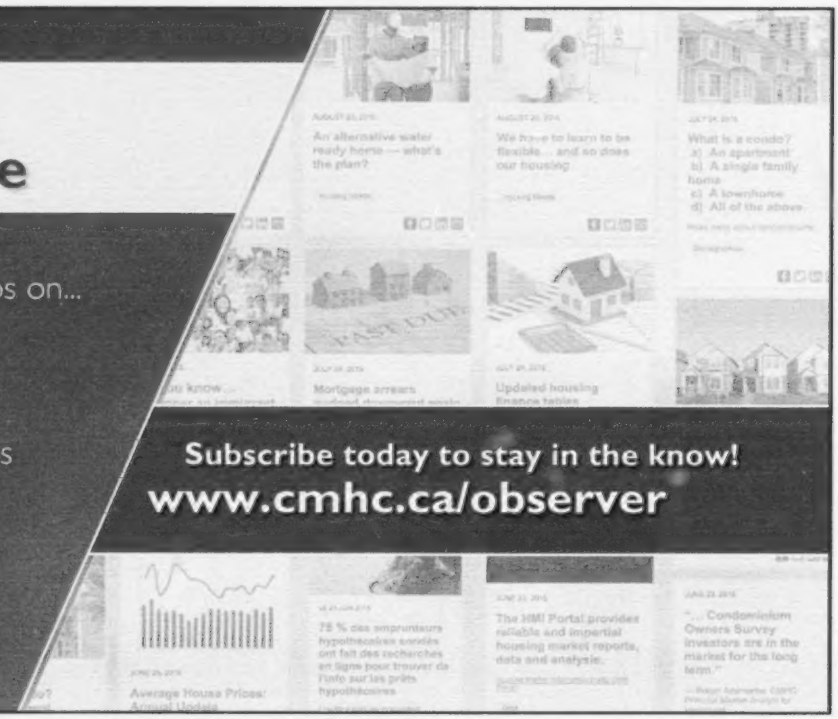
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Housing Observer Online

Featuring quick reads and videos on...

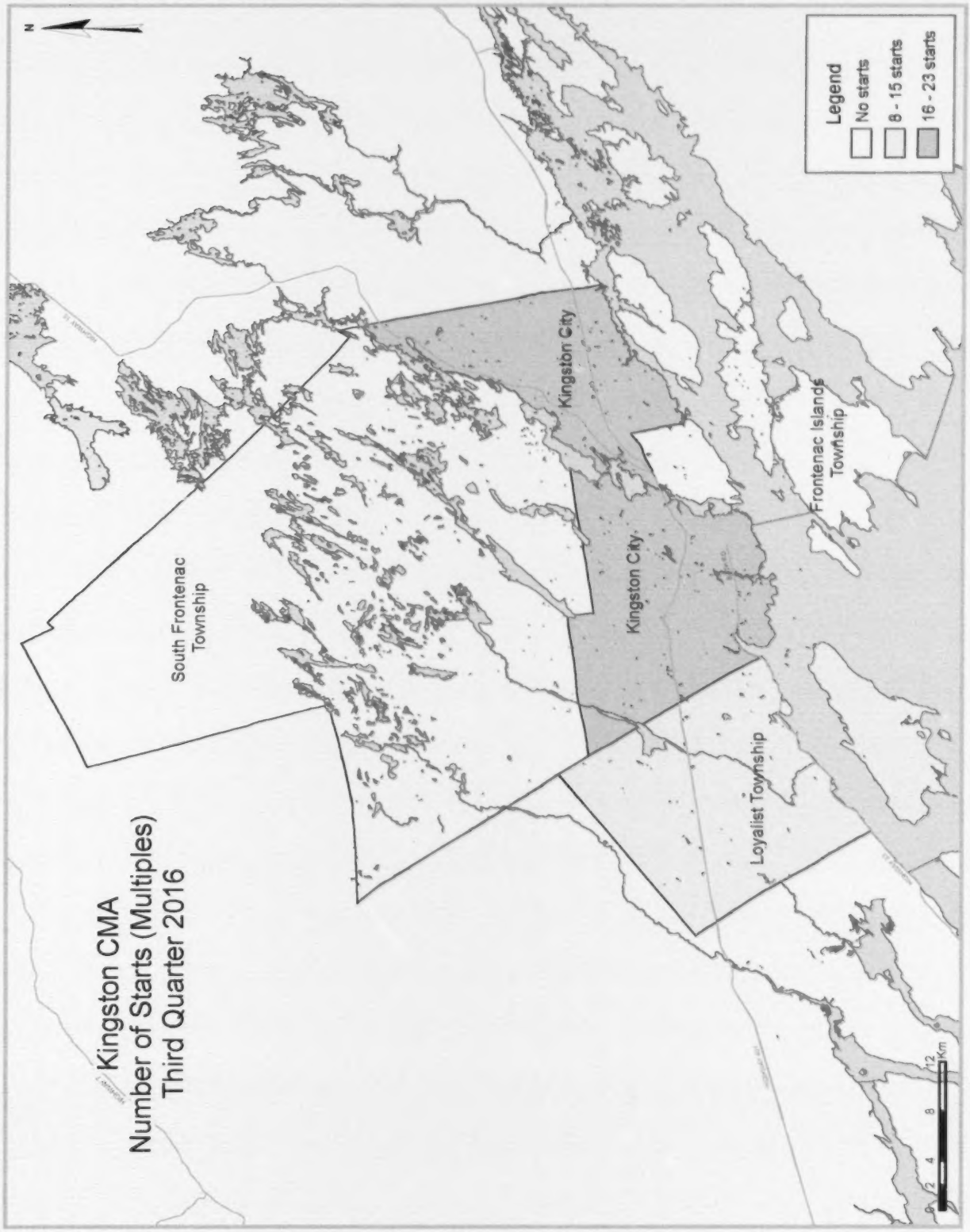
- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

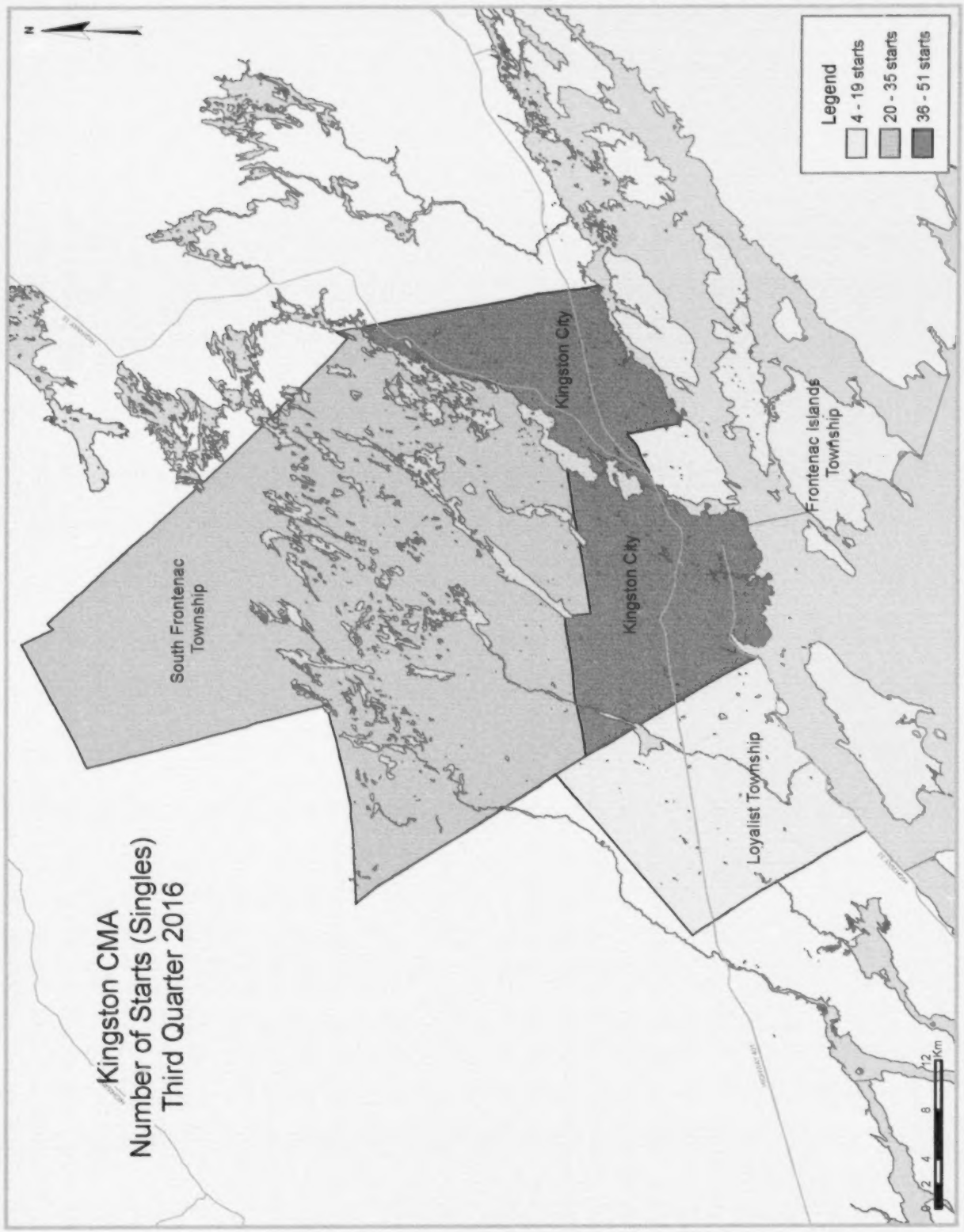
All links can be shared in social media friendly formats!

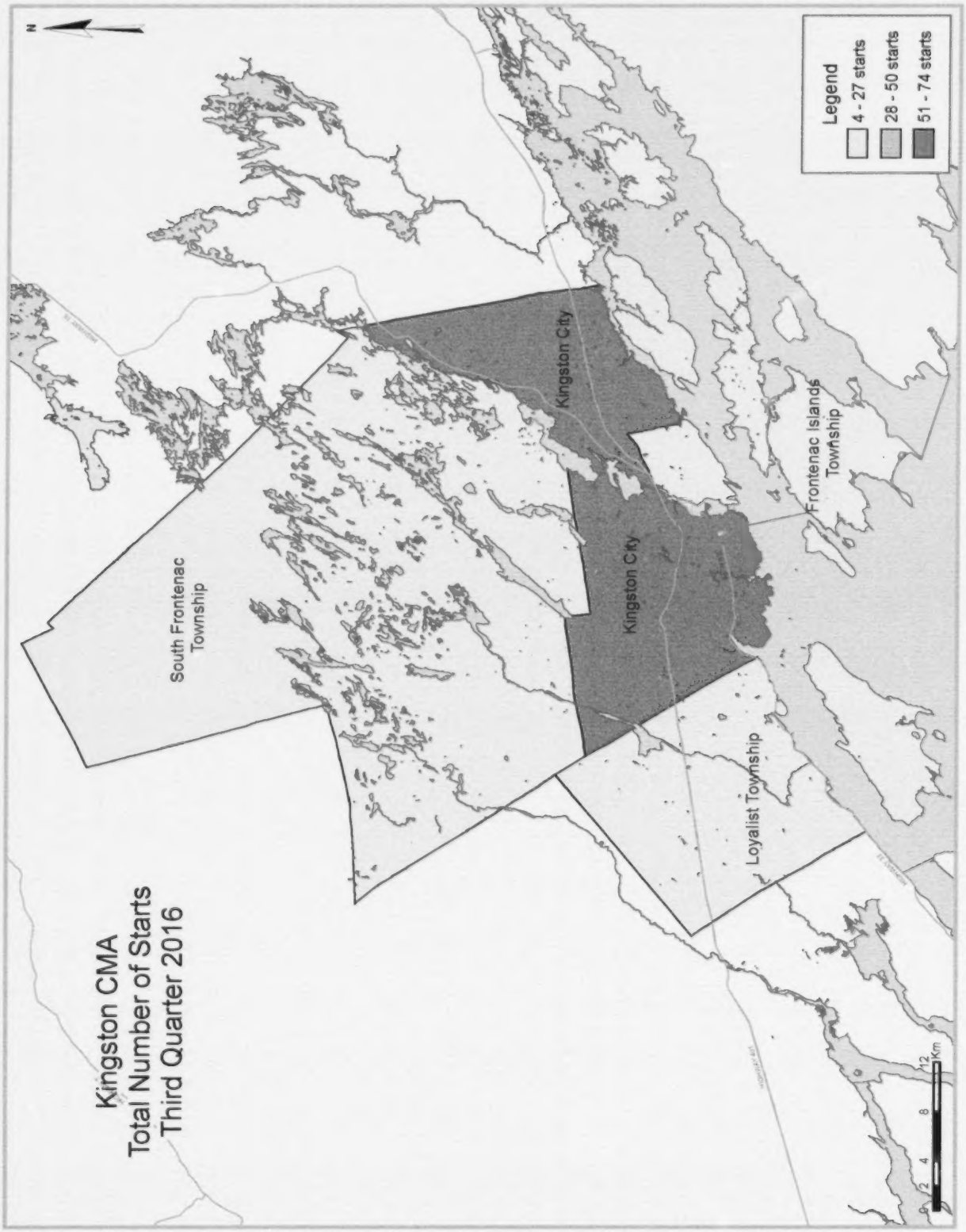


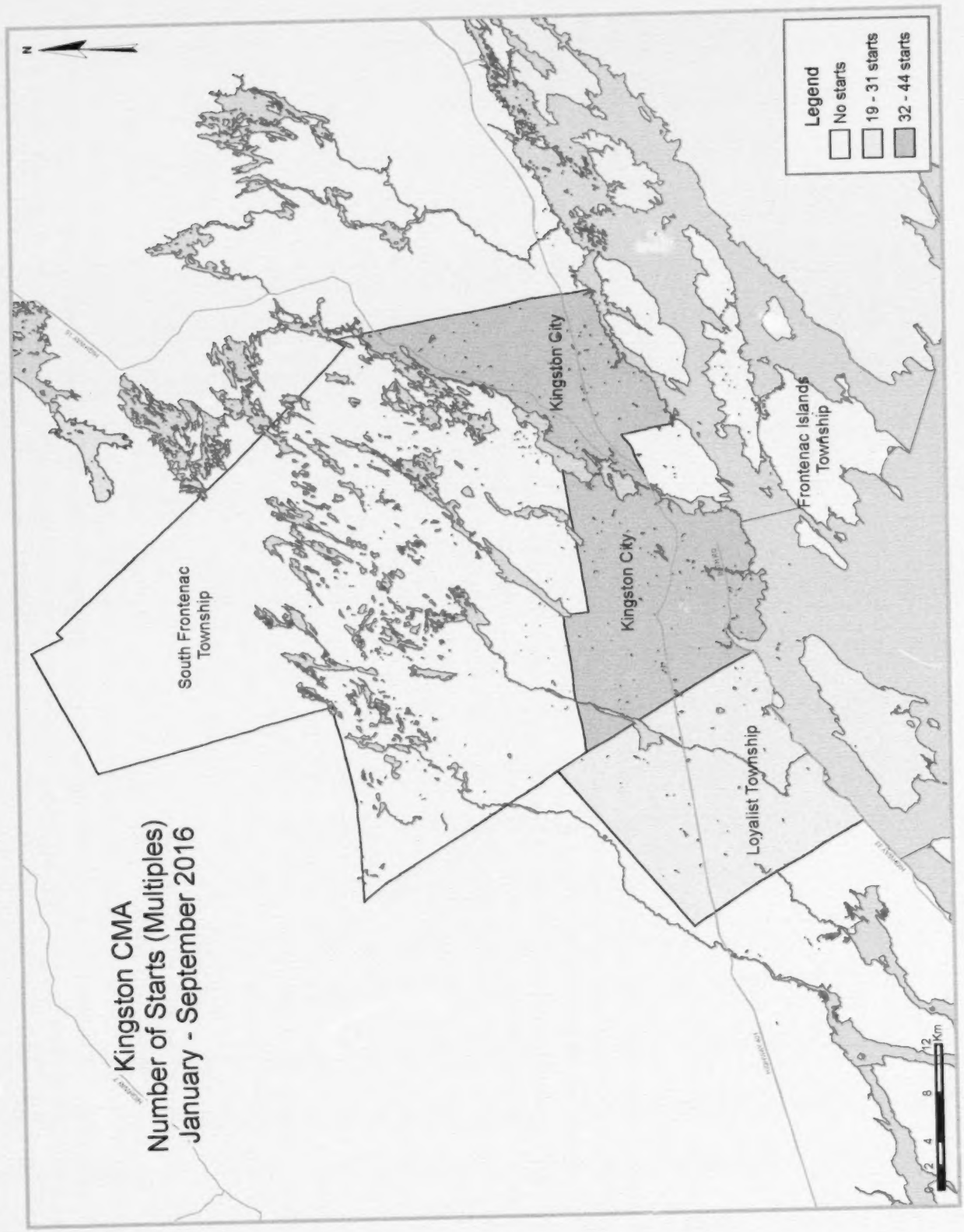
Subscribe today to stay in the know!

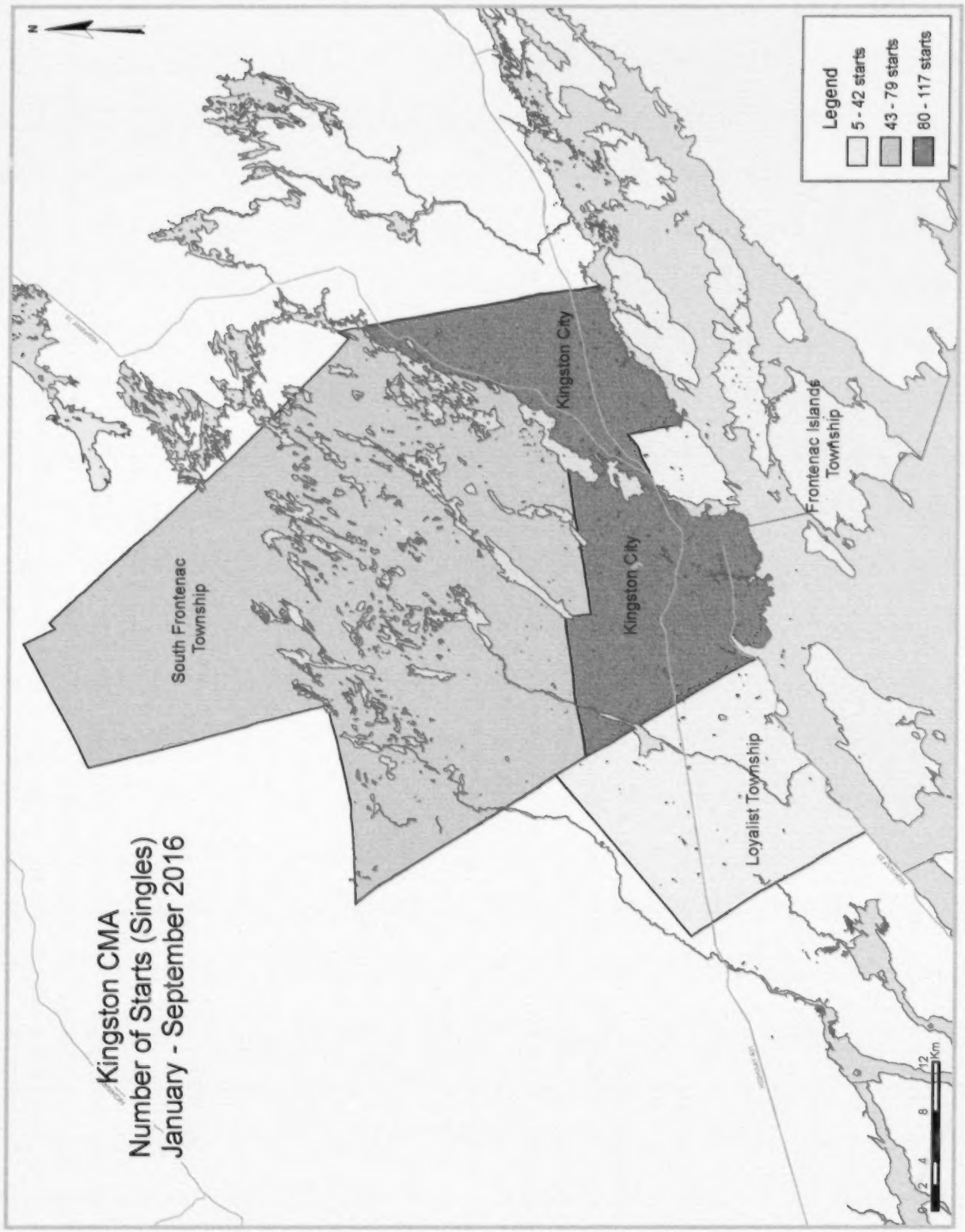
www.cmhc.ca/observer

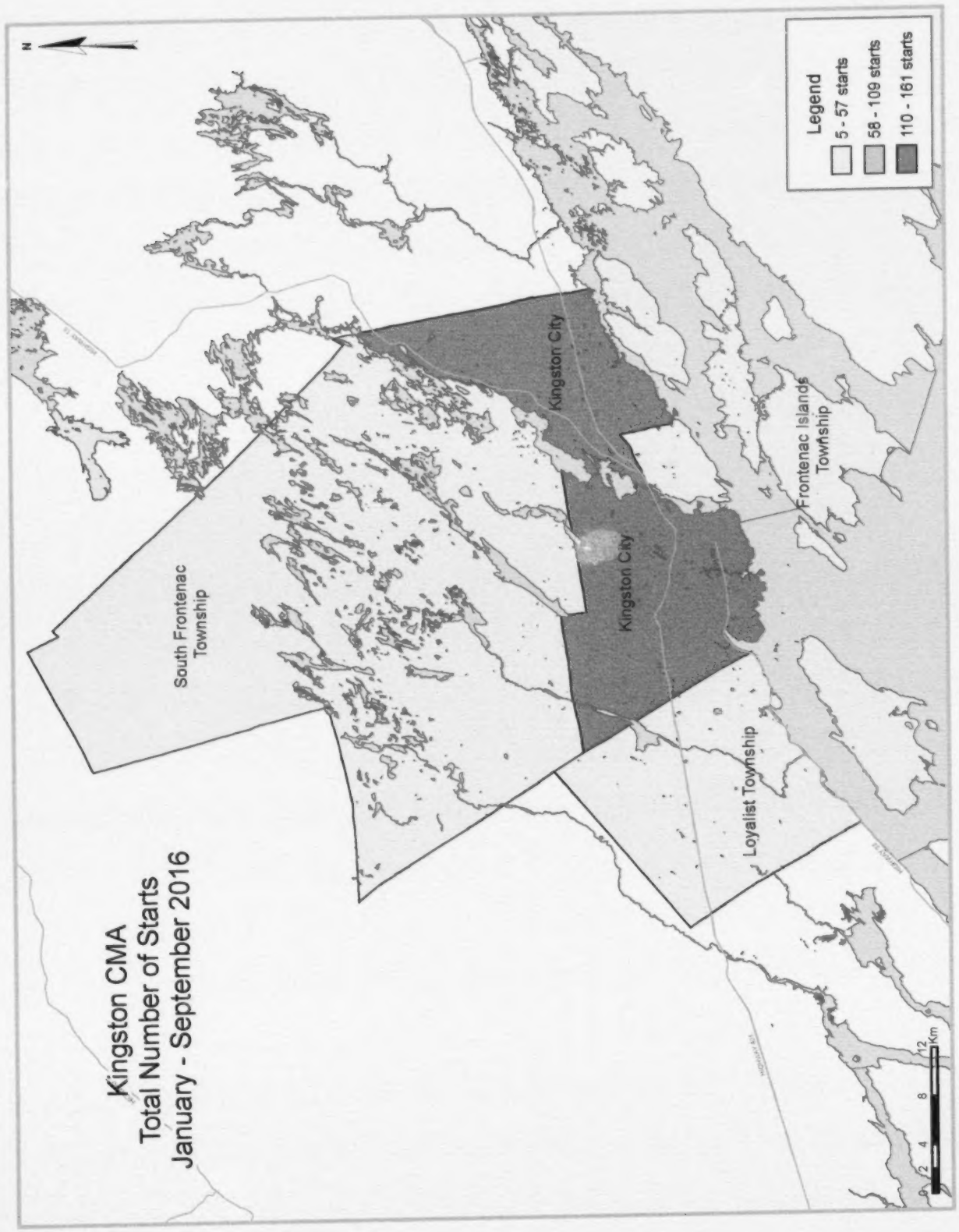

Kingston CMA
Number of Starts (Multiples)
Third Quarter 2016
Legend
No starts
8 - 15 starts
16 - 23 starts
N
South Frontenac Township
Kingston City
Kingston City
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Number of Starts (Singles)
Third Quarter 2016
Legend
4 - 19 starts
20 - 35 starts
36 - 51 starts
N
South Frontenac Township
Kingston City
Kingston City
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Total Number of Starts
Third Quarter 2016
N
Legend
4 - 27 starts
28 - 50 starts
51 - 74 starts
Kingston City
Kingston City
South Frontenac Township
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Number of Starts (Multiples)
January - September 2016
Legend
No starts
19 - 31 starts
32 - 44 starts
N
South Frontenac Township
Kingston City
Kingston City
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Number of Starts (Singles)
January - September 2016
Legend
5 - 42 starts
43 - 79 starts
80 - 117 starts
N
South Frontenac Township
Kingston City
Kingston City
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Total Number of Starts
January - September 2016
Legend
5 - 57 starts
58 - 109 starts
110 - 161 starts
N
Kingston City
Kingston City
South Frontenac Township
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Third Quarter 2016								
Kingston CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	July 2016	Aug. 2016	Sept. 2016	July 2016	Aug. 2016	Sept. 2016
Single-Detached	338	275	432	215	214	357	332	299
Multiples	334	380	216	156	-	100	126	118
Total	672	655	648	371	214	456	458	417

	Quarterly SAAR		Actual			YTD		
	2016 Q2	2016 Q3	2015 Q3	2016 Q3	% change	2015 Q3	2016 Q3	% change
Single-Detached	317	286	91	87	-4.4%	187	207	10.7%
Multiples	112	124	172	31	-82.0%	333	63	-81.1%
Total	429	410	263	118	-55.1%	520	270	-48.1%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Kingston CMA
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2016	87	0	20	0	0	0	0	11	118
Q3 2015	91	2	5	0	0	41	6	118	263
% Change	-4.4	-100.0	**	n/a	n/a	-100.0	-100.0	-90.7	-55.1
Year-to-date 2016	207	4	48	0	0	0	0	11	270
Year-to-date 2015	187	10	36	0	0	41	10	236	520
% Change	10.7	-60.0	33.3	n/a	n/a	-100.0	-100.0	-95.3	-48.1
UNDER CONSTRUCTION									
Q3 2016	123	2	20	0	0	41	0	175	361
Q3 2015	130	4	33	0	0	156	14	517	854
% Change	-5.4	-50.0	-39.4	n/a	n/a	-73.7	-100.0	-66.2	-57.7
COMPLETIONS									
Q3 2016	78	2	33	0	0	0	0	149	262
Q3 2015	74	2	14	0	0	0	0	4	94
% Change	5.4	0.0	135.7	n/a	n/a	n/a	n/a	**	178.7
Year-to-date 2016	202	6	58	0	0	0	8	227	501
Year-to-date 2015	210	16	34	0	0	0	0	4	264
% Change	-3.8	-62.5	70.6	n/a	n/a	n/a	n/a	**	89.8
COMPLETED & NOT ABSORBED									
Q3 2016	36	3	18	0	0	0	n/a	n/a	57
Q3 2015	45	4	11	0	0	0	n/a	n/a	60
% Change	-20.0	-25.0	63.6	n/a	n/a	n/a	n/a	n/a	-5.0
ABSORBED									
Q3 2016	74	0	25	0	0	0	n/a	n/a	99
Q3 2015	62	7	20	0	0	0	n/a	n/a	89
% Change	19.4	-100.0	25.0	n/a	n/a	n/a	n/a	n/a	11.2
Year-to-date 2016	202	8	53	0	0	4	n/a	n/a	267
Year-to-date 2015	204	15	63	0	0	0	n/a	n/a	282
% Change	-1.0	-46.7	-15.9	n/a	n/a	n/a	n/a	n/a	-5.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Frontenac Islands Township									
Q3 2016	4	0	0	0	0	0	0	0	4
Q3 2015	4	0	0	0	0	0	0	0	4
Kingston City									
Q3 2016	51	0	12	0	0	0	0	11	74
Q3 2015	47	0	5	0	0	41	6	118	217
Loyalist Township									
Q3 2016	7	0	8	0	0	0	0	0	15
Q3 2015	18	2	0	0	0	0	0	0	20
South Frontenac Township									
Q3 2016	25	0	0	0	0	0	0	0	25
Q3 2015	22	0	0	0	0	0	0	0	22
Kingston CMA									
Q3 2016	87	0	20	0	0	0	0	11	118
Q3 2015	91	2	5	0	0	41	6	118	263
UNDER CONSTRUCTION									
Frontenac Islands Township									
Q3 2016	8	0	0	0	0	0	0	0	8
Q3 2015	4	0	0	0	0	0	0	0	4
Kingston City									
Q3 2016	51	2	12	0	0	41	0	175	281
Q3 2015	57	2	20	0	0	156	14	517	766
Loyalist Township									
Q3 2016	24	0	8	0	0	0	0	0	32
Q3 2015	24	2	13	0	0	0	0	0	39
South Frontenac Township									
Q3 2016	40	0	0	0	0	0	0	0	40
Q3 2015	45	0	0	0	0	0	0	0	45
Kingston CMA									
Q3 2016	123	2	20	0	0	41	0	175	361
Q3 2015	130	4	33	0	0	156	14	517	854

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Frontenac Islands Township									
Q3 2016	0	0	0	0	0	0	0	0	0
Q3 2015	0	0	0	0	0	0	0	0	0
Kingston City									
Q3 2016	52	0	24	0	0	0	0	148	224
Q3 2015	52	0	9	0	0	0	0	1	62
Loyalist Township									
Q3 2016	9	2	9	0	0	0	0	1	21
Q3 2015	12	2	5	0	0	0	0	3	22
South Frontenac Township									
Q3 2016	17	0	0	0	0	0	0	0	17
Q3 2015	10	0	0	0	0	0	0	0	10
Kingston CMA									
Q3 2016	78	2	33	0	0	0	0	149	262
Q3 2015	74	2	14	0	0	0	0	4	94
COMPLETED & NOT ABSORBED									
Frontenac Islands Township									
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Q3 2015	0	0	0	0	0	0	n/a	n/a	0
Kingston City									
Q3 2016	32	0	9	0	0	0	n/a	n/a	41
Q3 2015	37	3	9	0	0	0	n/a	n/a	49
Loyalist Township									
Q3 2016	3	3	9	0	0	0	n/a	n/a	15
Q3 2015	6	1	2	0	0	0	n/a	n/a	9
South Frontenac Township									
Q3 2016	1	0	0	0	0	0	n/a	n/a	1
Q3 2015	2	0	0	0	0	0	n/a	n/a	2
Kingston CMA									
Q3 2016	36	3	18	0	0	0	n/a	n/a	57
Q3 2015	45	4	11	0	0	0	n/a	n/a	60

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Frontenac Islands Township									
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Q3 2015	0	0	0	0	0	0	n/a	n/a	0
Kingston City									
Q3 2016	46	0	16	0	0	0	n/a	n/a	62
Q3 2015	41	6	16	0	0	0	n/a	n/a	63
Loyalist Township									
Q3 2016	10	0	9	0	0	0	n/a	n/a	19
Q3 2015	13	1	4	0	0	0	n/a	n/a	18
South Frontenac Township									
Q3 2016	18	0	0	0	0	0	n/a	n/a	18
Q3 2015	8	0	0	0	0	0	n/a	n/a	8
Kingston CMA									
Q3 2016	74	0	25	0	0	0	n/a	n/a	99
Q3 2015	62	7	20	0	0	0	n/a	n/a	89

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Kingston CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	275	12	45	0	0	41	10	272	655
% Change	-18.6	-53.8	-54.1	n/a	n/a	n/a	150.0	32.0	-2.5
2014	338	26	98	0	0	0	4	206	672
% Change	4.0	**	-4.9	n/a	n/a	-100.0	n/a	-32.5	-21.5
2013	325	8	103	0	0	115	0	305	856
% Change	-27.6	-33.3	13.2	n/a	n/a	n/a	n/a	-11.3	-4.5
2012	449	12	91	0	0	0	0	344	896
% Change	-3.9	-45.5	37.9	n/a	n/a	n/a	-100.0	-12.7	-6.6
2011	467	22	66	0	0	0	6	394	959
% Change	-10.5	-8.3	187.0	n/a	n/a	n/a	-40.0	**	46.9
2010	522	24	23	0	0	0	10	70	653
% Change	20.8	20.0	-28.1	n/a	-100.0	n/a	150.0	-68.8	-8.9
2009	432	20	32	0	5	0	4	224	717
% Change	-20.9	-58.3	10.3	n/a	n/a	n/a	-66.7	**	6.7
2008	546	48	29	0	0	0	12	37	672
% Change	-9.0	200.0	-64.6	n/a	n/a	n/a	**	-79.3	-23.6
2007	600	16	82	0	0	0	3	179	880
% Change	24.7	-38.5	-3.5	n/a	n/a	n/a	-40.0	-51.8	-9.1
2006	481	26	85	0	0	0	5	371	968

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Third Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
Frontenac Islands Township	4	4	0	0	0	0	0	0	4	4	0.0
Kingston City	51	47	0	2	12	9	11	159	74	217	-65.9
Loyalist Township	7	18	0	2	8	0	0	0	15	20	-25.0
South Frontenac Township	25	22	0	0	0	0	0	0	25	22	13.6
Kingston CMA	87	91	0	4	20	9	11	159	118	263	-55.1

Table 2.1: Starts by Submarket and by Dwelling Type January - September 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Frontenac Islands Township	5	5	0	0	0	0	0	0	5	5	0.0
Kingston City	117	106	2	8	31	32	11	275	161	421	-61.8
Loyalist Township	29	37	2	4	17	12	0	2	48	55	-12.7
South Frontenac Township	56	39	0	0	0	0	0	0	56	39	43.6
Kingston CMA	207	187	4	12	48	44	11	277	270	520	-48.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	12	5	0	4	0	41	11	118
Loyalist Township	8	0	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	20	5	0	4	0	41	11	118

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	31	24	0	8	0	41	11	234
Loyalist Township	17	12	0	0	0	0	0	2
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	48	36	0	8	0	41	11	236

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Frontenac Islands Township	4	4	0	0	0	0	4	4
Kingston City	63	52	0	41	11	124	74	217
Loyalist Township	15	20	0	0	0	0	15	20
South Frontenac Township	25	22	0	0	0	0	25	22
Kingston CMA	107	98	0	41	11	124	118	263

Table 2.5: Starts by Submarket and by Intended Market
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Frontenac Islands Township	5	5	0	0	0	0	5	5
Kingston City	150	136	0	41	11	244	161	421
Loyalist Township	48	53	0	0	0	2	48	55
South Frontenac Township	56	39	0	0	0	0	56	39
Kingston CMA	259	233	0	41	11	246	270	520

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
Frontenac Islands Township	0	0	0	0	0	0	0	0	0	0	n/a
Kingston City	52	52	0	0	24	7	148	3	224	62	**
Loyalist Township	9	12	2	2	9	3	1	5	21	22	-4.5
South Frontenac Township	17	10	0	0	0	0	0	0	17	10	70.0
Kingston CMA	78	74	2	2	33	10	149	8	262	94	178.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Frontenac Islands Township	1	4	0	0	0	0	0	0	1	4	-75.0
Kingston City	135	119	2	14	41	21	226	3	404	157	157.3
Loyalist Township	21	30	4	2	25	9	1	5	51	46	10.9
South Frontenac Township	45	57	0	0	0	0	0	0	45	57	-21.1
Kingston CMA	202	210	6	16	66	30	227	8	501	264	89.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	24	7	0	0	0	2	148	1
Loyalist Township	9	3	0	0	0	2	1	3
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	33	10	0	0	0	4	149	4

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	33	21	8	0	0	2	226	1
Loyalist Township	25	9	0	0	0	2	1	3
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	58	30	8	0	0	4	227	4

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	76	61	0	0	148	1	224	62
Loyalist Township	20	19	0	0	1	3	21	22
South Frontenac Township	17	10	0	0	0	0	17	10
Kingston CMA	113	90	0	0	149	4	262	94

Table 3.5: Completions by Submarket and by Intended Market
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Frontenac Islands Township	1	4	0	0	0	0	1	4
Kingston City	170	156	0	0	234	1	404	157
Loyalist Township	50	43	0	0	1	3	51	46
South Frontenac Township	45	57	0	0	0	0	45	57
Kingston CMA	266	260	0	0	235	4	501	264

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Frontenac Islands Township													
Q3 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Kingston City													
Q3 2016	0	0.0	3	7.5	21	52.5	9	22.5	7	17.5	40	-	359,230
Q3 2015	0	0.0	14	40.0	12	34.3	7	20.0	2	5.7	35	-	328,493
Year-to-date 2016	0	0.0	16	13.0	49	39.8	27	22.0	31	25.2	123	-	366,351
Year-to-date 2015	0	0.0	34	33.3	38	37.3	15	14.7	15	14.7	102	300,000	340,197
Loyalist Township													
Q3 2016	0	0.0	1	12.5	3	37.5	2	25.0	2	25.0	8	-	-
Q3 2015	0	0.0	6	60.0	2	20.0	2	20.0	0	0.0	10	-	-
Year-to-date 2016	0	0.0	1	4.8	13	61.9	5	23.8	2	9.5	21	-	315,475
Year-to-date 2015	0	0.0	9	40.9	8	36.4	3	13.6	2	9.1	22	-	-
South Frontenac Township													
Q3 2016	0	0.0	1	16.7	4	66.7	0	0.0	1	16.7	6	-	-
Q3 2015	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	-	-
Year-to-date 2016	0	0.0	1	11.1	4	44.4	2	22.2	2	22.2	9	-	-
Year-to-date 2015	0	0.0	2	25.0	6	75.0	0	0.0	0	0.0	8	-	-
Kingston CMA													
Q3 2016	0	0.0	5	9.3	28	51.9	11	20.4	10	18.5	54	340,000	358,941
Q3 2015	0	0.0	20	41.7	17	35.4	9	18.8	2	4.2	48	300,000	320,871
Year-to-date 2016	0	0.0	18	11.8	66	43.1	34	22.2	35	22.9	153	342,500	361,408
Year-to-date 2015	0	0.0	45	34.1	52	39.4	18	13.6	17	12.9	132	310,000	334,736

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2016						
Submarket	Q3 2016	Q3 2015	% Change	YTD 2016	YTD 2015	% Change
Frontenac Islands Township	-	-	n/a	-	-	n/a
Kingston City	359,230	328,493	9.4	366,351	340,197	7.7
Loyalist Township	-	-	n/a	315,475	-	n/a
South Frontenac Township	-	-	n/a	-	-	n/a
Kingston CMA	358,941	320,871	11.9	361,408	334,736	8.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Kingston

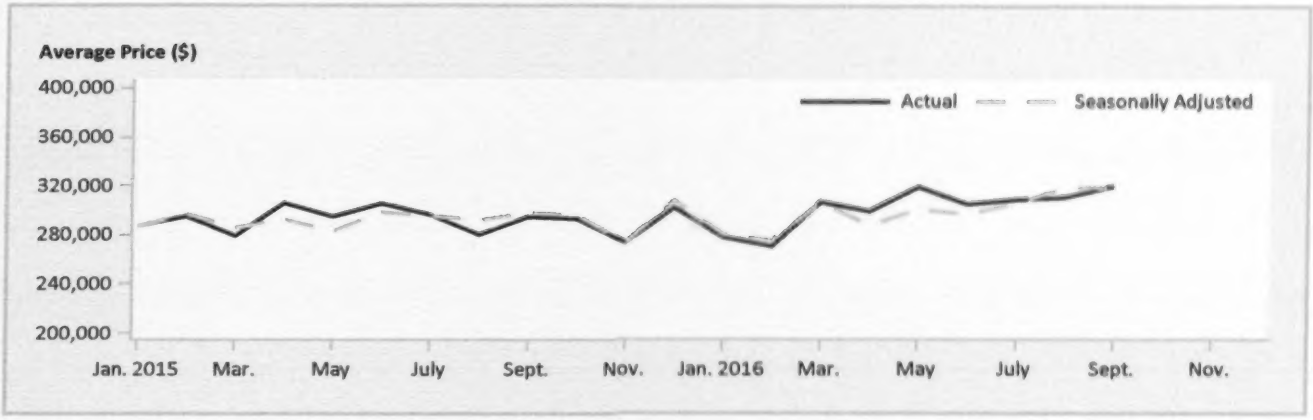


Figure 5.2: MLS® Residential Sales for Kingston

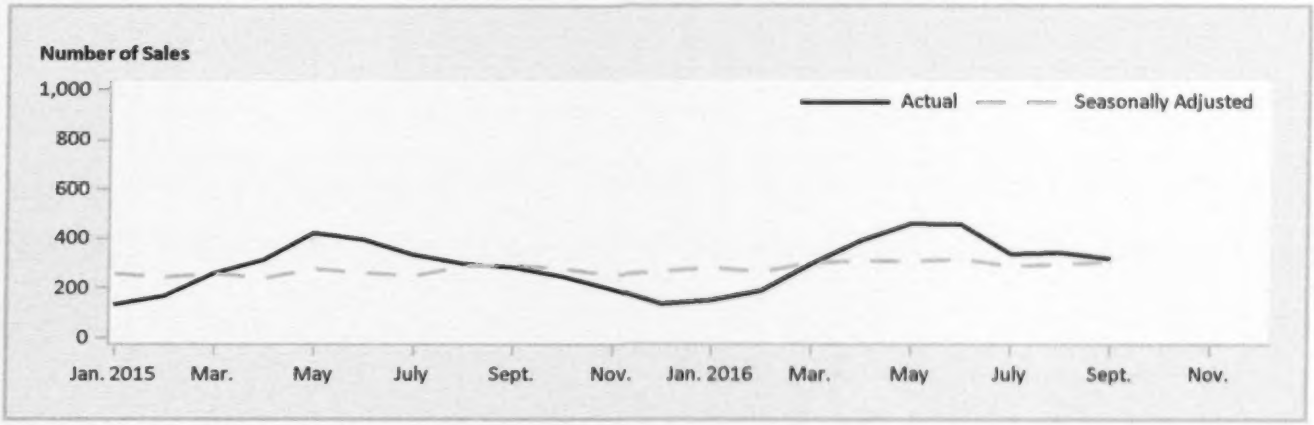
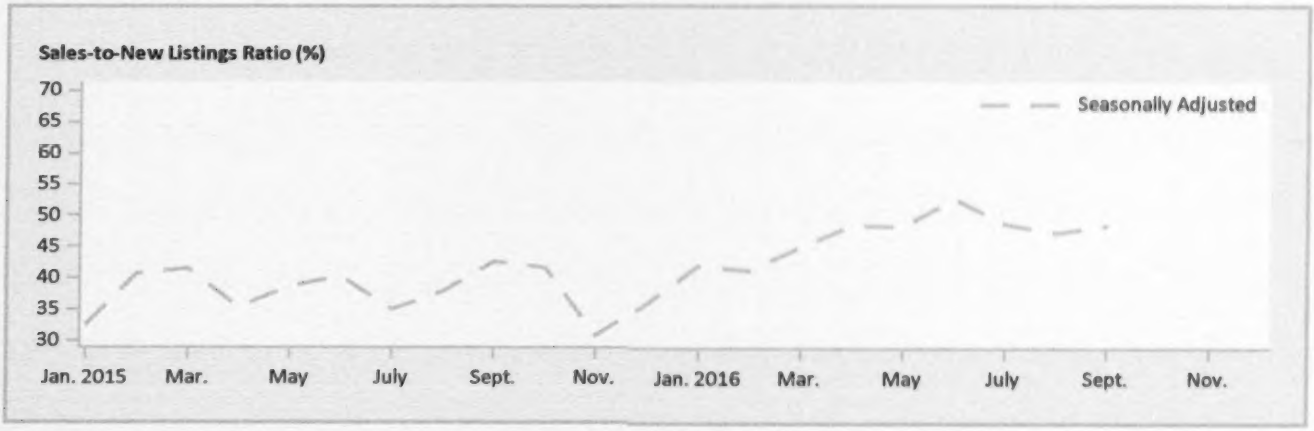


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Kingston



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
Third Quarter 2016

		Interest Rates			NHPI, Total, 2007=100 (Ont.)	CPI, 2002 =100 (Ont.)	Kingston Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	119.70	125.30	80.3	6.5	62.4	851
	February	567	2.89	4.74	120.10	126.20	80.4	6.8	62.6	859
	March	567	2.89	4.74	120.30	127.10	80.7	6.7	62.8	856
	April	561	2.89	4.64	120.60	126.90	80.8	7.2	63.0	862
	May	561	2.89	4.64	121.00	127.70	81.9	6.9	63.8	866
	June	561	2.89	4.64	121.50	128.20	82.7	6.9	64.3	892
	July	561	2.89	4.64	121.90	128.40	83.3	6.5	64.4	909
	August	561	2.89	4.64	122.50	128.00	83.9	6.9	65.1	915
	September	561	2.89	4.64	122.70	127.80	83.9	7.0	65.2	915
	October	561	2.89	4.64	123.10	127.90	84.8	6.7	65.6	908
	November	561	3.14	4.64	123.40	127.90	84.5	6.6	65.3	906
	December	561	3.14	4.64	123.50	127.50	84.4	6.4	65.0	901
2016	January	561	3.14	4.64	123.70	127.80	84.1	6.3	64.7	900
	February	561	3.14	4.64	124.20	128.20	84.3	6.0	64.6	909
	March	561	3.14	4.64	124.50	129.00	84.2	6.0	64.5	924
	April	561	3.14	4.64	125.10	129.60	83.2	6.3	63.9	944
	May	561	3.14	4.64	126.90	130.10	82.6	6.7	63.6	949
	June	561	3.14	4.64	127.40	130.40	82.5	6.4	63.2	946
	July	567	3.14	4.74	128.40	130.30	83.5	5.8	63.5	943
	August	567	3.14	4.74	129.00	129.90	84.0	5.3	63.4	946
	September	561	3.14	4.64		130.10	84.0	5.4	63.5	945
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2016 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

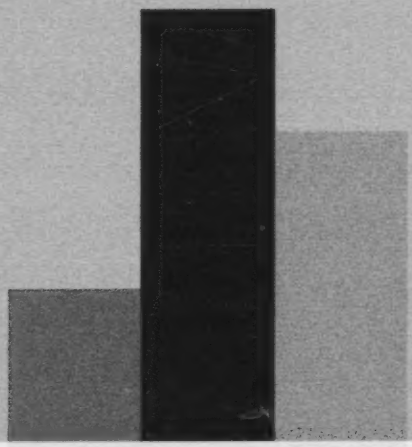
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

65454_2016_Q04